

# SAN DIEGUITO PLANNING GROUP

P. O. Box 2789, Rancho Santa Fe, California 92067

## MINUTES OF MEETING

**JANUARY 6, 2011**

1. Called to order 7:08 p.m., Pledge of Allegiance  
PRESENT: Willis, Christenfeld, Weinstein, Schlosser, Dill, Jones, Marks, Lemarie, Liska, Epstein  
ABSENT: Arsivaud-Benjamin, Clotfelter, McGee
2. AGENDA REVIEW
3. APPROVAL OF PRIOR MINUTES
4. OPEN FORUM
  - A. Bruce Liska reports on Horizon Prep school on El Apajo. RSF Meadows resident will file a suit to stop proposed project.
  - B. Laurel Lemarie reports brush and debris was being cleared on Via de la Valle.
  - C. Paul Marks reports that the white trailer on Del Dios Highway remains on site, owner is residing in the trailer without permit.
  - D. The Crosby property outside the gate, on Del Dios Hwy has been sold to a private property.
5. GENERAL PLANNING ITEMS:
  - A. **General Plan Update**; Draft response to DPLU re: our position on General Plan drafts, including conservation subdivision language; planning group control of projects through the community plans.  
**Postponed to 2/3/11**
  - B. **City of Del Mar proposal to acquire Del Mar Fairgrounds**; Other issue relating to proposed uses or disposition of 22<sup>nd</sup> Agricultural District land in San Dieguito Region, including but not limited to public access. **Postponed to 2/3/11**
  - C. Review suggestions for road improvements/ maintenance needed throughout San Dieguito Region.  
**Postponed to 2/3/11**
  - D. Report by County DPW Traffic Engineering re: Traffic Signal Interconnect project – informational only.  
**Postponed to 2/3/11**
6. MAJOR PROJECTS AND LAND USE ITEMS
  - A. **AD 10-032 Northwood Barn – 16330 Rambla de las Flores**, RSF @ Calle Chaparro – second dwelling unit attached to barn: 650 sq. ft. unit over 1660 sq. ft. barn - Applicant Contact Maxwell Wethrich 858-756-1735 County Planner: Michelle Chan 858-694-2610 SDPG Planner: Laurel Lemarie. **[to trail for RSF Art Jury action]**
  - B. **VAR 10-014 Bowden Administrative Variance** – 9713 Spruce Lane & 7th Place – Del Dios – to determine legal lot by deed? Request to approve as built additions to house, plus garage. DPLU Project Mgr: Michelle Chan 1-858-694-2610 Applicant contact: Lief Pedersen 858-689-1497 Planner: Paul Marks  
**MOTION** by Paul Marks that the Planning Group recommend approval as presented. Seconded: Christenfeld  
Ayes = 10                      nos = 0                      abstain = 0
  - C. **VAR 10-011 Rancho Cielo Estates – Cielo Montagna** – Avenida Manantial & Via Rancho Cielo rear yard setback variance from 40 ft. to 15 ft. apn 264-670-18 & 19, applicant contact: Jim Kilgore 858-751-0633 jim.kilgore@latitude33.com Planner: Douglas Dill **Postponed to 2/3/11**

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- D. **TM 5565 – Cielo Village**, 18055 Calle Ambiente, Rancho Santa Fe, CA 92067. Condominium conversion of existing commercial property. APN: 265-493-09; 21.46 acres; proposed split into 6 lots with 52 commercial units. Applicant: Cielo Village, LLC; Mort McCarthy; (858) 277-4305, ext. 223; Engineer: Latitude 33; Jim Kilgore; (858) 751-0633 ext. 119; SDPG Planner, Doug Dill, (760) 736-4333. **Postponed to 2/3/11**
- E. **AD 10-045 Lennar – Bridges – Suerte del Este Gate** – electric gate with card reader/keypad for controlling access to Via de las Flores from Suerte del Este –will affect or control access to existing Escondido Creek crossing from RSF to Elfin Forest over existing dirt road – use to be restricted to authorized users of the road - apn 264-650-09-00 Applicant contact: Mike Shapouri; Planner: Laurel Lemarie.
- F. **AD 10-040 Boyum/Tackaberry Residence** - request for **site plan waiver** on S-80 lot, and **administrative permit** on RR.5 lot; modification to existing variance. Certificate of Compliance to correct alleged error in property description. Would convert existing recreation room/garage into a residence, and convert existing residence into guest quarters, much within setbacks facing Third, Fourth and Palm Lanes. Requests waiver of site plan review for retaining wall, fill, patio with 160 sq. ft. cover on vacant lot between Lake Drive and Third Place. Residence portion located at 9759 Palm Lane, Lake Drive, apn 270-136-12 [note: unclear whether these are separate legal parcels, but linked for future septic purposes. Applicant Contact: Eric Kallen 619-339-5893 Planner: Neil Weinstein 858-759-3389  
Letters submitted from residents not present – one letter in favor, one letter in opposition. SDPG Chair explained the history and process that brought the S-80 parcels available to Del Dios residents from the City of San Diego. The applicant, Mimi Tackaberry, expressed her concerns regarding her adjacent neighbor and his comments and request to purchase her property.

**MOTION** by Ira Epstein for the Planning Group to recommend denial of the waiver of site plan review, and recommend a site plan review be processed. Enough concerns were revealed during the hearing that a site plan review would be able to adequately address, that it compels this recommendation. Seconded: Weinstein

**MOTION WITHDRAWN**

**MOTION** by Ira Epstein for the Planning Group recommend waiver of the site plan review. Seconded: Liska  
Ayes = 9                      nos = 0                      abstain = 1

Jones

**MOTION** by Ira Epstein recommend that the Planning Group approve AD 10-040 so long as the guest quarters does not exceed 50% of the main structure, and all buildings meet all code requirements. Approval meets with the following requirements: 1) it is in harmony with the neighborhood, 2) it is to scale, bulk, and coverage, 3) there is no harm to the community, 4) it is suitable for the site, and 5) it has no impact on the neighbors.

Seconded: Liska

Ayes = 6

nos = 3

abstain = 1

Lemarie

Jones

Marks

Weinstein

**MOTION** by Ira Epstein recommend that the Planning Group approve the variance modification to the original variance of 2003 for the addition of square footage as indicated on the application with condition that the existing structure be removed from the public road right of way. We have the same findings as the zoning administrator's findings in granting the variance originally. Seconded: Liska

Ayes = 7

nos = 2

abstain = 1

Lemarie

Jones

Marks

- G. **AD 10—049 Shaffer 2<sup>nd</sup> Dwelling Unit – 4918 Ladera Sarina @ Vista de la Tierra-** remove existing 600 sq. ft. unit – replace with @ 1200 sq. ft building and proposed 537 sq. ft. garage addition – [property located on private access road, west of Sun Valley Road] DPLU Project Mgr: Michelle Chan 1-858-694-2610 Applicant contact: Nome Wieme 760-745-6135 Planner: Don Willis

**MOTION** by Don Willis recommend that the Planning Group approve the application as presented. Seconded: Christenfeld

Ayes = 10

nos = 0

abstain = 0

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- H. **AD 10-014 KIVA 10-0133127 Bowden Variance – 9713 Spruce Lane, Del Dios**, apn 270-141-09 - request to increase total lot coverage to 2,466 sq. ft., reduce front yard setback to 33 ft. on undersized road. DPLU: Dixie Switzer 858-694-3041 Applicant Contact: SDPG Planner: Paul Marks 760-489-0900. **DUPLICATE OF ITEM 6B.**

- I. **P 10-037 REZ 10-004 CHINESE BIBLE MUP/REZONE – Santa Fe Valley Chinese Church 16919 Four Gee Road n/o Tallus Glen.** Proposed church in Santa Fe Valley Specific Plan area – 1000 seat main sanctuary, to expand to 1500, with classrooms, offices recreation, school, and ancillary uses. 43 ft. high with two 57 ft. towers; S88 zone to RS-2 zone – presentation by applicant. Informational only. No position was taken. Comments taken by the audience as follows:

- a. Bulk and scale inappropriate for the community
- b. Hydrology is a major issue for the entire area
- c. Traffic cannot be easily mitigated – it will create overflow into residential communities
- d. Environmental preservation will be compromised
- e. Lighting will be significant because the size of parking lots and invades residential quality
- f. Question of eventual usage of this very large structure
- g. Impact to children's commute to school and recreational activities
- h. Height of the buildings are too high
- i. Does not pursue the intent of the Specific Plan for Santa Fe Valley
- j. Fire department ingress & egress for emergency is impaired
- k. Visual impact of the parking lot is unsightly
- l. Noise impact is severe concerns
- m. Safety issues are concerning to the community – vandalism, delinquency, burglary

- J. 9588 Camino Santa Fe apn: 678-060-08 Propose 'D' Designator Waiver; Santa Fe Valley Specific Plan area

**MOTION** by Paul Marks that the Planning Group recommend denial of the waiver of site plan review because it doesn't meet the findings to allow the waiver. Seconded: Lemarie

Ayes = 10                      nos = 0                      abstain = 0

## 7. REPORTS AND GENERAL DISCUSSION: - **Continued to 2/3/2011**

DEL DIOS  
PARKS / TAC/COUNTY PARKS  
GENERAL PLAN 2020 + COMMUNITY PLAN  
SAN DIEGUITO RIVER PARK  
4S RANCH  
RSF ASSOCIATION  
ROADS & TRAFFIC / SANDAG  
EL CAMINO REAL/VIA DE LA VALLE  
ELFIN FOREST

NICOLAS CHRISTENFELD  
JACK MC GEE  
LOIS JONES  
BRUCE LISKA/CHACO CLOTFELTER  
TOM HICKERSON  
BILL SCHLOSSER/LOIS JONES  
BILL SCHLOSSER  
DON WILLIS/JACK McGEE  
DOUG DILL / JACQUELINE ARSIVAUD-  
BENJAMIN

## 8. ADMINISTRATIVE MATTERS: **Continued to 2/3/2011**

- A. Consideration and comments on circulation mail
- B. Future agenda items and planning
- C. Adding potential projects to Transnet & PLDO Funds Lists for future votes – no action to be taken, except as noted above.
- D. Election of Officers for 2011

Next meeting scheduled for 2/3/2011. There will be no meeting of 1/20/2011.

Meeting adjourned 9:42 p.m.

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